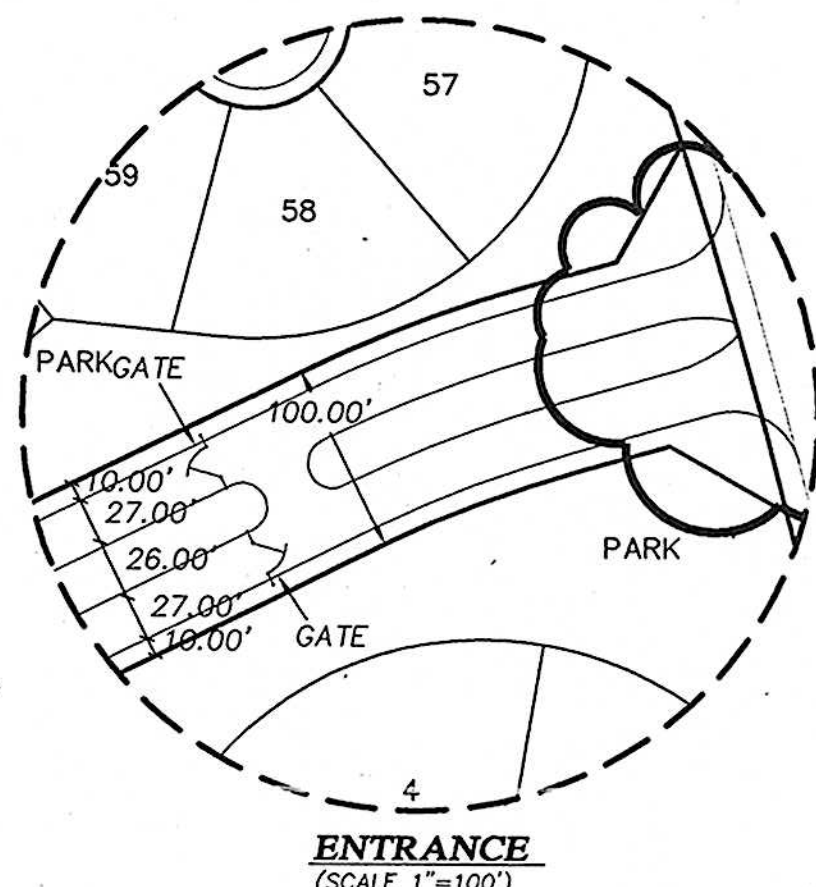


- PUD PLAN NOTES:
1. FLOOD PLAIN/GREENBELT AND DRAINS FROM STREETS ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 2. STREETS ARE AS INDICATED AND ARE PRIVATE.
 3. SANITARY SEWER SYSTEM & WATER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
 4. ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC 35-506 (d) (5).
 5. PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
 6. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 7. ALL RESIDENTIAL LOTS ABUTTING THE P.U.D. BOUNDARY LINE SHALL HAVE A MINIMUM OF 15-FOOT REAR BUILDING SETBACK EXCEPT LOTS FRONTING ON CUL-DE-SACS, EYEBROWS, OR ELBOWS AND OTHER IRREGULAR SHAPED LOTS SHALL HAVE A MINIMUM 10-FOOT REAR SETBACK AS PER SECTION 35-516 (4) OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF SAN ANTONIO.
 8. INTERSECTION SIGHT DISTANCE CALCULATIONS FOR CLEAR VISION EASEMENTS WILL BE CALCULATED BASED ON THE 2004 AASHTO "GREEN BOOK" CASE NO. 5 R1 & 52 EASEMENTS WILL BE SHOWN ON INDIVIDUAL SUBDIVISION PLATS.
 9. ZONING FOR 41.66 ACRES IS P.U.D., "R-6".
 10. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE CITY'S UNIFIED DEVELOPMENT CODE.



PARK SPACE SUMMARY

REQUIRED PARK SPACE/ OPEN SPACE 110 LOTS X 1 ACRE = 1.57 AC.
70 LOTS

SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE

UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	FLOOD PLAIN/ NATURAL AREA (Ac.)	OPEN SPACE (Ac.)	ESTIMATED COMPLETION DATE
1	SINGLE FAMILY RESIDENTIAL	41.66	110	2.64	3.67	17.62	OCTOBER 2007
TOTALS/AVERAGE		41.66	110	2.64	3.67	17.62	OCTOBER 2007

LAND USE TABLE

LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	26.89
DRAINAGE ROW/NATURAL AREA	3.67
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	8.36
PARK AREA	2.74
TOTALS	41.66

WESTOVER HILLS, UNIT-17



- NOTES:
1. THE PROPERTY IS WITHIN THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
 2. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
 4. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 5. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE UNIFIED DEVELOPMENT CODE SECTION 35-506 (d) (5).
 6. ALL STREETS ARE PRIVATE.
 7. ALL STREETS ARE LOCAL TYPE "A" 50 FOOT RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
 8. BLOCK LENGTHS SHALL COMPLY WITH UDC SECTION 35-515 (b)(3).
 9. PRIOR TO ANY PLAT APPROVAL AND OR RECORDATION A SUPPLEMENTAL PER UDC 35-B(C)(18) SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO COMPLIANCE OF THE UDC.

PROPERTY LEGAL DESCRIPTION

A 41.66 ACRE, OR (1,814,524 SQUARE FOOT MORE OR LESS) TRACT OF LAND BEING ALL OF A CALLED 51.25 ACRE TRACT RECORDED IN VOLUME 840, PAGES 145-151 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE B.B.B. & C.R.R. SURVEY NO. 403 ABSTRACT 100 COUNTY BLOCK 419, OUT OF THE B.B.B. & C.R.R. SURVEY NO. 402 ABSTRACT 101 COUNTY BLOCK 4398 AND OUT OF THE J.V. DIGNOWITZ SURVEY NUMBER 404, ABSTRACT 1039, COUNTY BLOCK 4397, NOW IN NEW CITY BLOCK 17673 OF THE CITY OF SAN ANTONIO OF BEXAR COUNTY TEXAS.

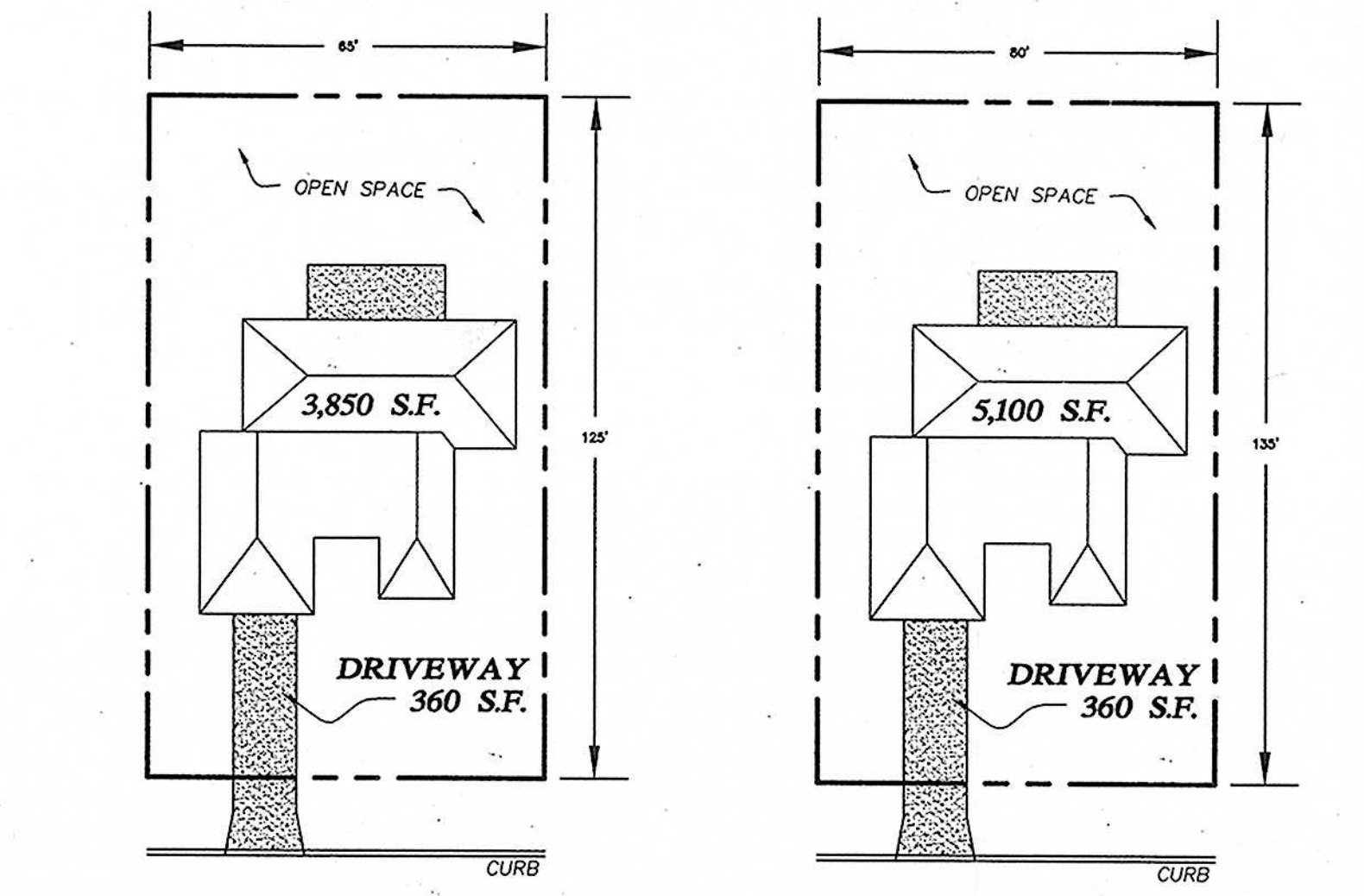
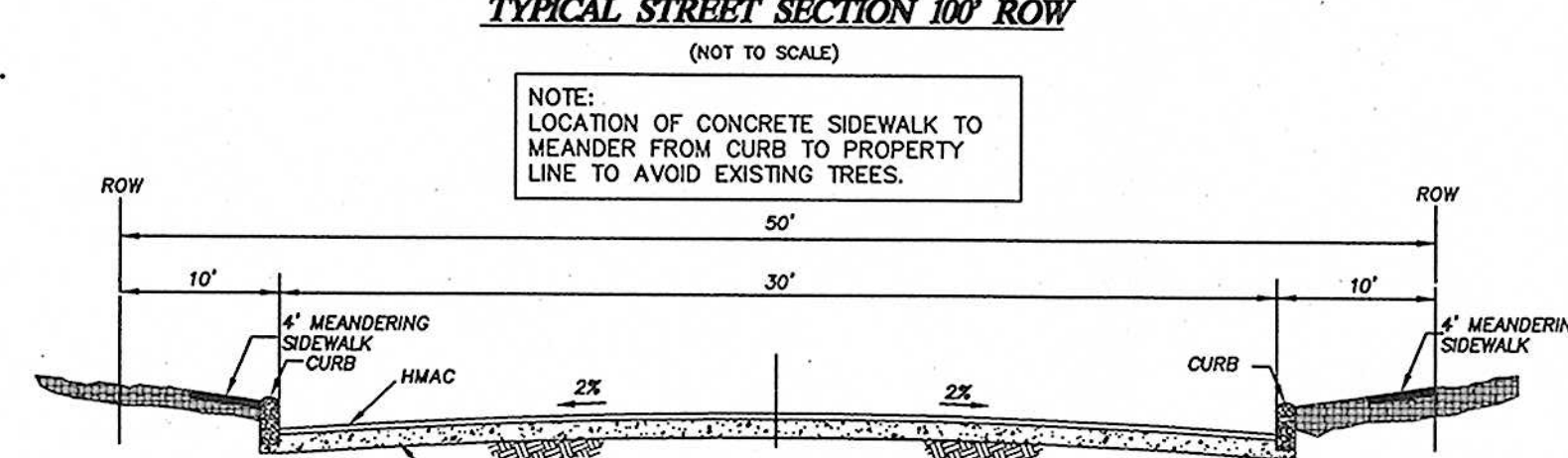
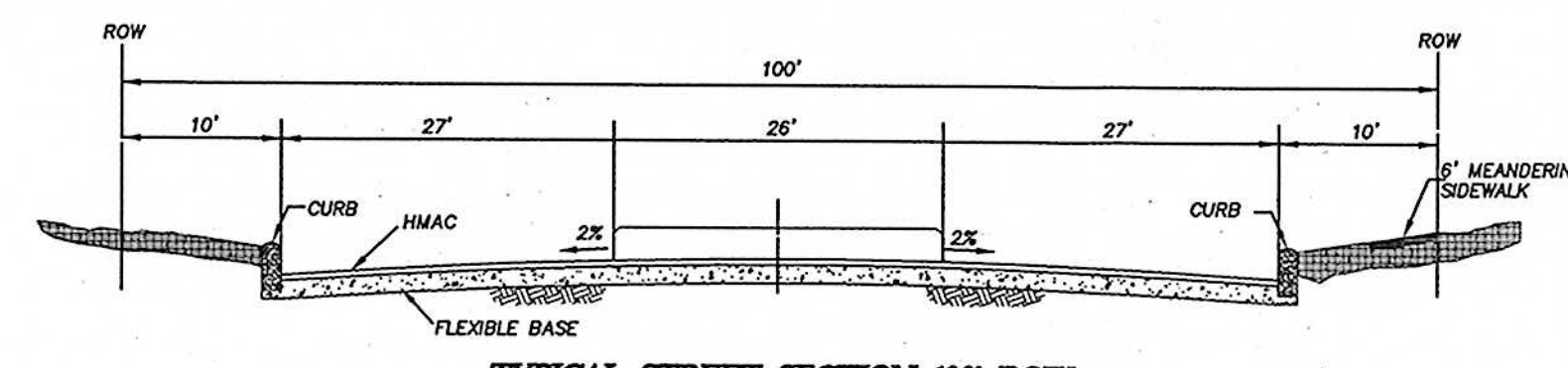
THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

for Deane
PAPE-DAWSON ENGINEERS, INC.

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

DEVELOPER/OWNER:
DEVCO LAND DEVELOPMENT, LTD.
8000 LH. 10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230
PHONE: (210) 344-9200



PROPERTY OWNERSHIP KEY

1. SAN ANTONIO RESORT, LTD. PARTNERS
2. HILL COUNTRY RESORT EST. J.V.
3. BABAUTA, FRANK V & NELIDA M
4. TRIPLETT, DEAN E & KORNELIA M
5. LEGACY TRAILS CELL-3
6. GUERRA, STEVEN A & LISA M
7. RH OF TEXAS LIMITED PARTNERSHIP STE 300
8. CITY OF SAN ANTONIO
9. GOLDEN, ROBERT M & BARBARA L RICH
10. DOWD, CATHERINE A & JAMES H
11. RH OF TEXAS LIMITED PARTNERSHIP STE 300
12. LEGACY TRAILS COMMUNITY CENTER INC
13. FAWN, DONALD R & ESTRELLA L
14. HINOJOSA, DAVID C & PATRICIA M
15. LOPEZ, RICARDO & SANDRA
16. FOSTER, STEPHEN T
17. HOLLIS, ROBERT L & ALICE A
18. PARSONS, ROGER
19. WILSON, THOMAS & DIONNE
20. KIOLBASSA, FRANK R & SHEILA
21. FLORES, SIMON
22. BERGER, STEPHEN & ANGELA
23. GAMBLE, ANTHONY HAL & VIOLA

UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE ENERGY
TELEPHONE: SBC
GAS: CITY PUBLIC SERVICE ENERGY

AVIARA PLANNED UNIT DEVELOPMENT

PAPE-DAWSON ENGINEERS

P.U.D. PLAN NO.: 07-003
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

CHAIRMAN: DATE: 6/13/07
SECRETARY: DATE: 6/13/07

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
PREPARATION DATE: OCTOBER 9, 2006
REVISED DATE: DECEMBER 6, 2006
REVISED DATE: MAY 17, 2007



A memo from the
CITY of SAN ANTONIO
Development Services
Master Development

TO: Jon Adame

DATE: June 13, 2007

ADDRESS: 555 E. Ramsey
San Antonio, TX 78216

FROM: Larry Odis, Case Manager

COPIES TO: File

SUBJECT: PUD# 07-003

NAME: Aviara

The plan referenced above was heard by the

☒ Planning Commission

☐ Director of Development Services

on the date shown.

The following action was taken:

☒ APPROVED with conditions

☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

CONDITIONS:

The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

Development Services Department – Traffic Impact Analysis & Streets indicate that under the UDC listed below are some of the requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of Aviara PUD, at no cost to the City of San Antonio:

- All access driveways shall comply with UDC 35-506(r).
- All roadways shall conform to Table 506-2, Functional Classification System for Traditional Design Classification.
- All sidewalks shall comply with UDC 35-506(q).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distance for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.

Parks and Recreation recommends approval with the following conditions:

- The parkland provided shall be shown as “Park” or “Open Space” on a plat; UDC section 35-503(e) *Designation of Parkland*.
- The parkland provided shall be dedicated to the Home Owners Association.
- The instruments creating the Home Owners Association shall be provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland*.
- All amenities provided shall comply with standards and specifications found in UDC section 35-503(h) *Credit for Park Facilities* and Table 503-4 if any credit is to be awarded.